125.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	955,600 / 955,600
					USE VALUE:	955,600 / 955,600
					ASSESSED:	955,600 / 955,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-32	NEWMAN WAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRAHMER GEOFFREY/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	30 NEWMAN WAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CORAPI-BRAHMER ANNE L -
Owner 2:	-
Street 1:	30 NEWMAN WAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1965, having primarily Vinyl Exterior and 2560 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6127.000	412,200		543,400	955,600
Total Card	0.141	412,200		543,400	955,600
Total Parcel	0.141	412,200		543,400	955,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.28 | /Parcel: 373.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 80352
GIS Ref
GIS Ref
Insp Date 04/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	412,200	0	6,127.	543,400	955,600		Year end	12/23/2021
2021	104	FV	390,700	0	6,127.	543,400	934,100		Year End Roll	12/10/2020
2020	104	FV	390,700	0	6,127.	543,400	934,100	934,100	Year End Roll	12/18/2019
2019	104	FV	349,900	0	6,127.	573,600	923,500	923,500	Year End Roll	1/3/2019
2018	104	FV	349,900	0	6,127.	422,700	772,600	772,600	Year End Roll	12/20/2017
2017	104	FV	328,100	0	6,127.	404,600	732,700	732,700	Year End Roll	1/3/2017
2016	104	FV	328,100	0	6,127.	374,400	702,500	702,500	Year End	1/4/2016
2015	104	FV	280,700	0	6,127.	314,000	594,700	594,700	Year End Roll	12/11/2014

!9679!

PRINT

Date	Time
12/30/21	09:27:02

LAST REV

Date	Time
05/04/21	09:44:09
mmcmakin	

USER DEFINED

Prior Id # 1:	80352
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9679

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORAPI-BRAHMER	77184-453	1	3/10/2021	Convenience		No	No		transferred to life estate for Anne L. Corapi
CORAPI LIBORIO	12291-52		9/19/1972	Convenience		No	No		02/04/21: Anne L Corapi-Brahmer-DOD: 01/21/20

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2014	1558	Re-Roof	9,000					Strip and re-shing

ACTIVITY INFORMATION

Date	Result	By	Name
2/4/2021	Mail Update	JO	Jenny O
12/10/2019	OWNR INFO	JO	Jenny O
4/13/2018	MEAS&NOTICE	CC	Chris C
2/21/2009	Meas/Inspect	372	PATRIOT
11/17/1999	Mailer Sent		
10/29/1999	Measured	266	PATRIOT
7/16/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6127		Sq. Ft.	Site		0	90.	0.99	10									543,429						543,400	

Total AC/HA:	0.14066	Total SF/SM:	6127	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	543,429	Spl Credit		Total:	543,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.06015623
Const Adj.:	0.99989998
Adj $ / SQ:	159.008
Other Features:	127398
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	597405
Depreciation:	185196
Depreciated Total:	412210

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

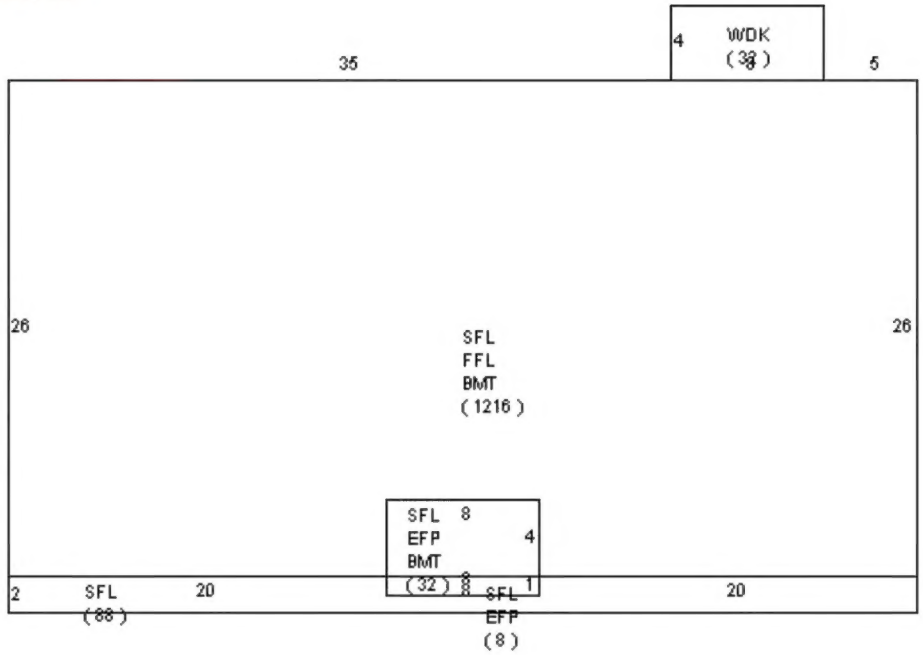
No Unit	RMS	BRS	FL
2	5	3	
Totals			
2	10	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.01
Special Features:	0	Val/Su Net:	106.24
Final Total:	412200	Val/Su SzAd	161.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,344	159.010	213,706
BMT	Basement	1,248	47.700	59,532
FFL	First Floor	1,216	159.010	193,353
EFP	Enclos Porch	40	72.590	2,904
WDK	Deck	32	16.000	512

Net Sketched Area:	3,880			Total:	470,007
Size Ad	2560	Gross Area	3880	FinArea	2560

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	